

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

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In Re: Chapter 11

URBAN COMMONS 2 WEST LLC, ET AL.,¹ Lead Case No.: 22-11509 (PB)
(Jointly Administered)

Debtors. **Objection Deadline: January 22, 2024
at 4:00 p.m.**

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**THIRTEENTH STAFFING AND COMPENSATION REPORT BY
GETZLER HENRICH & ASSOCIATES LLC FOR THE PERIOD
NOVEMBER 1, 2023 THROUGH NOVEMBER 30, 2023**

Name of Applicant: Getzler Henrich & Associates LLC

Date of Retention: December 8, 2022, *nunc pro tunc* to
November 21, 2022

Period for which compensation and 7
reimbursement is sought: November 1, 2023 through November 30, 2023

Amount of compensation sought as
actual, reasonable, and necessary: \$19,475.00

Amount of expense reimbursement sought
as actual, reasonable and necessary: \$0.00

Additional detail is attached hereto as:

Exhibit A – Summary of Compensation and Expenses
Exhibit B – Summary of Hours and Fees Incurred by Category
Exhibit C – Detailed Time Descriptions by Category by Professional

¹ *Jointly administered with Urban Commons 2 West II LLC (Tax ID: **-***7987), Urban Commons 2 West III LLC (Tax ID: **-***3270), Urban Commons 2 West IV LLC (Tax ID: **-***8418), and Urban Commons 2 West Operating Tenant LLC (Tax ID: **-***0849), with a shared mailing address of 3334 East Coast Highway, No. 350, Corona Del Mar, CA 92625.*

Getzler Henrich & Associates, LLC (“Getzler Henrich”) hereby provides its Thirteenth staffing and compensation report for the period November 1, 2023 through November 30, 2023 (the “Thirteenth Staffing and Compensation Report” and the “Thirteenth Staffing and Compensation Report Period”) in accordance with the *Order Granting Debtors’ Application to (I) Employ and Retain Getzler Henrich & Associates LLC Effective as of November 21, 2022, (II) Affirm Designation of Mark D. Podgainsky as Chief Restructuring Officer Effective as of November 21, 2022, and (III) Employ and Retain Bernard A. Katz as Independent Manager of the Debtors* [Docket No. 60] (the “Retention Order”).

As set forth in the Thirteenth Staffing and Compensation Report, Getzler Henrich incurred \$19,475.00 in aggregate compensation and \$0.00 for actual and necessary expenses during the Thirteenth Staffing and Compensation Report Period.

WHEREFORE, pursuant to the Retention Order, Getzler Henrich hereby submits its Thirteenth Staffing and Compensation Report for the Thirteenth Staffing and Compensation Report Period.

Dated: New York, New York
January 2, 2024

By: /s/ Mark D. Podgainsky
Name: Mark D. Podgainsky
Title: Managing Director
Getzler Henrich & Associates LLC
mpodgainsky@getzlerhenrich.com
212-540-4482



January 2, 2024

ATTN: Bernie Katz
Urban Commons 2 West LLC , *et al.* , Case #22-11509
3334 E. Coast Hwy #350
Corona Del Mar, CA 92625

Urban Commons 2 West LLC , *et al.*
EXHIBIT A

CONSULTING SERVICES RENDERED NOVEMBER 1, 2023 - NOVEMBER 30, 2023

TOTAL FEES:	\$19,475.00
TOTAL EXPENSES:	\$0.00
GRAND TOTAL:	\$19,475.00

STAFF MEMBER	HOURS		RATE2		TOTAL
Mark Podgainy	24.6	\$	675.00	\$	16,605.00
Jake Ringelstein	8.2	\$	350.00	\$	2,870.00
TOTAL	32.8		\$593.75		\$19,475.00



January 2, 2024

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Urban Commons 2 West LLC , *et al.*

EXHIBIT B

ACTIVITY	HOURS	TOTAL
Business Operations	12.2 \$	8,235.00
Cash Flow & Financial Projections	3.1 \$	2,092.50
Cash Management/Analysis	1.5 \$	1,012.50
Court Hearing Prep and/or Appearance	0.2 \$	135.00
Employment and Fee Applications	1.1 \$	742.50
Financing and Cash Collateral	3.8 \$	2,565.00
Reporting	10.9 \$	4,692.50
FEES BY ACTIVITY	32.8	\$19,475.00



January 2, 2024

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3334 E. Coast Hwy #350
Corona Del Mar, CA 92625

Urban Commons 2 West LLC, et al.
EXHIBIT C

Staff Member	Category	Date	Quantity	Bill Rate	Billable (\$)	Notes
Mark Podgainy	Business Operations	11/1/23	0.5	\$675.00	\$337.50	Call w/ TEI re: elevator contract and clearing violations
Mark Podgainy	Business Operations	11/1/23	0.3	\$675.00	\$202.50	Call w/ S Bacchus re: water bill, elevator contracts, insurance
Mark Podgainy	Business Operations	11/2/23	0.1	\$675.00	\$67.50	Correspondence w/ N Toledano re: status of insurance renewal
Mark Podgainy	Business Operations	11/2/23	0.2	\$675.00	\$135.00	Call .1 and related correspondence .1 w/ N Conover re: site visit for elevators (Schindler)
Mark Podgainy	Business Operations	11/3/23	0.4	\$675.00	\$270.00	Review of current elevator agreement .3 and related correspondence w/ S Bacchus .1
Mark Podgainy	Business Operations	11/3/23	0.1	\$675.00	\$67.50	Arrange elevator site visit for Schindler with building
Mark Podgainy	Business Operations	11/6/23	0.2	\$675.00	\$135.00	Call w/ Kone re: proposal for elevator maintenance
Mark Podgainy	Business Operations	11/6/23	0.4	\$675.00	\$270.00	Tele conv w/ Rob and Joe from Kone re: elevator proposal, a follow up to earlier call
Mark Podgainy	Business Operations	11/7/23	0.2	\$675.00	\$135.00	Correspondence w/ C Essig re: operational items that require follow up
Mark Podgainy	Business Operations	11/7/23	0.1	\$675.00	\$67.50	Correspondence w/ H Gross re: D&O insurance renewal
Mark Podgainy	Business Operations	11/7/23	0.4	\$675.00	\$270.00	Additional review of August and September CAM invoices
Mark Podgainy	Business Operations	11/7/23	0.1	\$675.00	\$67.50	Correspondence w/ S Bacchus re: 2024 budget status
Mark Podgainy	Business Operations	11/8/23	0.3	\$675.00	\$202.50	Call w/ S Bacchus re: elevator servicing, CAM invoices and life safety vendors
Mark Podgainy	Business Operations	11/8/23	0.1	\$675.00	\$67.50	Correspondence w/ Kone re: elevators to focus on
Mark Podgainy	Business Operations	11/8/23	0.2	\$675.00	\$135.00	Call .1 and correspondence .1 with Schindler re: today's site visit
Mark Podgainy	Business Operations	11/8/23	0.1	\$675.00	\$67.50	Correspondence w/ S Bacchus re call agenda for operational issues
Mark Podgainy	Business Operations	11/9/23	0.2	\$675.00	\$135.00	Correspondence w/ S Bacchus re: mediation expenses .1 and related review of documentation .1
Mark Podgainy	Business Operations	11/9/23	0.1	\$675.00	\$67.50	Correspondence w/ H Topitz re: plan and timing for D&O renewal
Mark Podgainy	Business Operations	11/10/23	0.8	\$675.00	\$540.00	Contact various vendors re: inspection and testing of sprinklers, alarm and extinguishers, and arrange site visits
Mark Podgainy	Business Operations	11/10/23	0.2	\$675.00	\$135.00	Correspondence w/ N Toledano and P Kaszynski re: insurance renewal strategy, information needed, and related meeting
Mark Podgainy	Business Operations	11/11/23	0.1	\$675.00	\$67.50	Correspondence w/ C Essig and A Heymann re: insurance call
Mark Podgainy	Business Operations	11/15/23	0.2	\$675.00	\$135.00	Call w/ H Topitz re: D&O insurance options .1 and related correspondence .1
Mark Podgainy	Business Operations	11/15/23	0.3	\$675.00	\$202.50	Review of insurance policy documentation .2 and related correspondence w/ H Topitz .1
Mark Podgainy	Business Operations	11/15/23	0.1	\$675.00	\$67.50	Correspondence w/ fire extinguisher inspector re: site visit and related correspondence w/ S Bacchus
Mark Podgainy	Business Operations	11/15/23	0.1	\$675.00	\$67.50	Correspondence w/ Ironshore re: update on mold remediation
Mark Podgainy	Business Operations	11/16/23	0.3	\$675.00	\$202.50	Tele conv w/ S Bacchus re: CAM expenses and on-site visits in the next week
Mark Podgainy	Business Operations	11/16/23	0.3	\$675.00	\$202.50	Call w/ sprinkler and fire panel vendors re: site visits and estimates
Mark Podgainy	Business Operations	11/16/23	0.3	\$675.00	\$202.50	Call w/ K Aiello re: Oaktree agreement and shared building repairs
Mark Podgainy	Business Operations	11/16/23	0.1	\$675.00	\$67.50	Correspondence w/ vendor and S Bacchus re: scheduling site visit
Mark Podgainy	Business Operations	11/16/23	0.9	\$675.00	\$607.50	Group call with Marsh re: status of CAM insurance renewal .8 and related post-call correspondence .1
Mark Podgainy	Business Operations	11/17/23	0.1	\$675.00	\$67.50	Correspondence w/ S Bacchus re: fire panel
Mark Podgainy	Business Operations	11/17/23	0.2	\$675.00	\$135.00	Arrange vendor site visits
Mark Podgainy	Business Operations	11/17/23	0.4	\$675.00	\$270.00	Tele convs with life safety vendors re: quotes and specifics regarding equipment
Mark Podgainy	Business Operations	11/17/23	0.3	\$675.00	\$202.50	Tele conv w/ K Aiello re: operational issues related to CAM charges
Mark Podgainy	Business Operations	11/20/23	0.1	\$675.00	\$67.50	Correspondence w/ P Kaszynski re: status of market response to insurance renewal
Mark Podgainy	Business Operations	11/20/23	0.1	\$675.00	\$67.50	Correspondence w/ C Essig and S Bacchus re: site visit
Mark Podgainy	Business Operations	11/20/23	0.5	\$675.00	\$337.50	Prepared and sent email to C Essig outlining D&O options .4 and related discussion w/ B Katz .1
Mark Podgainy	Business Operations	11/21/23	0.3	\$675.00	\$202.50	Follow up correspondence w/ C Essig re: D&O and information request update
Mark Podgainy	Business Operations	11/21/23	0.3	\$675.00	\$202.50	Follow up correspondence w/ elevator vendors re: cost of servicing
Mark Podgainy	Business Operations	11/21/23	0.1	\$675.00	\$67.50	Follow up correspondence w/ S Bacchus re: CAM questions
Mark Podgainy	Business Operations	11/22/23	0.1	\$675.00	\$67.50	Correspondence w/ C Essig re: various operational issues
Mark Podgainy	Business Operations	11/22/23	0.1	\$675.00	\$67.50	Correspondence w/ H Topitz re: D&O renewal parameters
Mark Podgainy	Business Operations	11/22/23	0.1	\$675.00	\$67.50	Correspondence w/ elevator vendor re: proposal
Mark Podgainy	Business Operations	11/27/23	0.1	\$675.00	\$67.50	Correspondence w/ TEI re: elevator proposal
Mark Podgainy	Business Operations	11/29/23	0.2	\$675.00	\$135.00	Review of new Local law 11 proposal .1 and related correspondence w/ S Bacchus and C Essig .1
Mark Podgainy	Business Operations	11/30/23	0.5	\$675.00	\$337.50	Correspondence w/ C Essig re: D&O insurance renewal .2 and related research .3
Mark Podgainy	Business Operations	11/30/23	0.3	\$675.00	\$202.50	Call w/ P Kaszynski and N Toledano re: questions about Millennium Condominium insurance coverage
Mark Podgainy	Business Operations	11/30/23	0.1	\$675.00	\$67.50	Call w/ A Heymann re: Millennium Condominium insurance renewal
Mark Podgainy	Business Operations	11/30/23	0.6	\$675.00	\$405.00	Correspondence w/ S Bacchus, P Kaszynski, and A Heymann re: Millennium Condominium insurance renewal
Business Operations Total			12.2		\$8,235.00	
Mark Podgainy	Cash Flow & Financial Projections	11/1/23	0.1	\$675.00	\$67.50	Final review of draft cash flow projection and send to B Katz and J Pasternak
Mark Podgainy	Cash Flow & Financial Projections	11/1/23	0.3	\$675.00	\$202.50	Discussion w/ B Katz re: draft cash flow projection
Mark Podgainy	Cash Flow & Financial Projections	11/1/23	0.1	\$675.00	\$67.50	Discussion w/ J Pasternak re: draft cash flow projection
Mark Podgainy	Cash Flow & Financial Projections	11/2/23	0.1	\$675.00	\$67.50	Correspondence w/ B Katz and J Pasternak re: draft cash flow forecast for rest of year
Mark Podgainy	Cash Flow & Financial Projections	11/3/23	0.6	\$675.00	\$405.00	Tele conv w/ B Katz and J Pasternak re: DIP budget draft .5, and related post-call discussion w/ J Pasternak .1

Staff Member	Category	Date	Quantity	Bill Rate	Billable (\$)	Notes
Mark Podgains	Cash Flow & Financial Projections	11/6/23	0.3	\$675.00	\$202.50	Initial work to extend DIP budget through Q1
Mark Podgains	Cash Flow & Financial Projections	11/7/23	1.2	\$675.00	\$810.00	Completed extension of draft DIP budget through Q1 and sent to counsel and B Katz
Mark Podgains	Cash Flow & Financial Projections	11/9/23	0.2	\$675.00	\$135.00	Modified draft DIP budget and sent to BPC lender
Mark Podgains	Cash Flow & Financial Projections	11/15/23	0.2	\$675.00	\$135.00	Made initial changes to cash flow forecast based on discussion with C Essig
	Cash Flow & Financial Projections Total		3.1		\$2,092.50	
Mark Podgains	Cash Management/Analysis	11/3/23	0.3	\$675.00	\$202.50	Prepared payments and related recordkeeping
Mark Podgains	Cash Management/Analysis	11/5/23	0.1	\$675.00	\$67.50	Review of BAK Advisors invoice for November
Mark Podgains	Cash Management/Analysis	11/6/23	0.1	\$675.00	\$67.50	Wire confirmation call w/ EastWest Bank
Mark Podgains	Cash Management/Analysis	11/6/23	0.8	\$675.00	\$540.00	Initial detailed review of August and September CAM invoices
Mark Podgains	Cash Management/Analysis	11/7/23	0.1	\$675.00	\$67.50	Review of DHC October fee statement
Mark Podgains	Cash Management/Analysis	11/17/23	0.1	\$675.00	\$67.50	Review of August CAM invoice support
	Cash Management/Analysis Total		1.5		\$1,012.50	
Mark Podgains	Court Hearing Prep and/or Appearance	11/7/23	0.2	\$675.00	\$135.00	Attended status conference
	Court Hearing Prep and/or Appearance Total		0.2		\$135.00	
Mark Podgains	Employment and Fee Applications	11/27/23	0.8	\$675.00	\$540.00	Prepared time detail and charts for the October Staffing Report
Mark Podgains	Employment and Fee Applications	11/28/23	0.3	\$675.00	\$202.50	Prepare October staffing report narrative .2 and final review of charts for filing .1
	Employment and Fee Applications Total		1.1		\$742.50	
Mark Podgains	Financing and Cash Collateral	11/6/23	0.6	\$675.00	\$405.00	Prep for .2 and tele conv w/ C Essig re: extension of DIP budget and related operational issues .4
Mark Podgains	Financing and Cash Collateral	11/6/23	0.2	\$675.00	\$135.00	Correspondence w/ B Katz re: DIP budget update .1 and related tele conv .1
Mark Podgains	Financing and Cash Collateral	11/8/23	0.1	\$675.00	\$67.50	Correspondence w/ B Katz and J Pasternak re: DIP budget
Mark Podgains	Financing and Cash Collateral	11/8/23	0.2	\$675.00	\$135.00	Call .1 and correspondence .1 w/ J Pasternak re: extended DIP budget and related discussion w/ Herrick
Mark Podgains	Financing and Cash Collateral	11/11/23	0.1	\$675.00	\$67.50	Correspondence w/ B Katz re: DIP budget
Mark Podgains	Financing and Cash Collateral	11/14/23	0.1	\$675.00	\$67.50	Tele conv w/ B Katz re: DIP budget and extension of DIP
Mark Podgains	Financing and Cash Collateral	11/15/23	0.2	\$675.00	\$135.00	Tele convs w/ B Katz .1 and J Pasternak .1 re: update on conversation with BPC DIP Lender re: DIP extension
Mark Podgains	Financing and Cash Collateral	11/15/23	0.5	\$675.00	\$337.50	Tele conv w/ C Essig re: DIP extension and related budget
Mark Podgains	Financing and Cash Collateral	11/17/23	0.1	\$675.00	\$67.50	Correspondence w/ C Essig re: CAM invoices
Mark Podgains	Financing and Cash Collateral	11/27/23	0.5	\$675.00	\$337.50	Review of Herrick Q3 fee statement .2 and related discussions w/ J Pasternak .1 and S Smith .2
Mark Podgains	Financing and Cash Collateral	11/27/23	0.1	\$675.00	\$67.50	Prepare draft DIP draw
Mark Podgains	Financing and Cash Collateral	11/27/23	0.3	\$675.00	\$202.50	Correspondence w/ C Essig re: proposed DIP draw and related issues
Mark Podgains	Financing and Cash Collateral	11/28/23	0.1	\$675.00	\$67.50	Correspondence w/ C Essig re: documentation needed for DIP draw
Mark Podgains	Financing and Cash Collateral	11/29/23	0.1	\$675.00	\$67.50	Call w/ B Katz re: extending the DIP
Mark Podgains	Financing and Cash Collateral	11/29/23	0.3	\$675.00	\$202.50	Conf call w/ B Katz and J Pasternak re: extending the DIP and related issues .2 and related correspondence w/ S Smith .1
Mark Podgains	Financing and Cash Collateral	11/30/23	0.2	\$675.00	\$135.00	Tele conv w/ B Katz re: extending DIP and D&O insurance
Mark Podgains	Financing and Cash Collateral	11/30/23	0.1	\$675.00	\$67.50	Tele conv w/ B Katz and J Pasternak re: DIP financing extension
	Financing and Cash Collateral Total		3.8		\$2,565.00	
Jake Ringelstein	Reporting	11/14/23	0.5	\$350.00	\$175.00	Review of Urban Commons October financial statements with M. Podgains
Jake Ringelstein	Reporting	11/14/23	2.9	\$350.00	\$1,015.00	Generation of October financial statements for the five Urban Commons entities
Mark Podgains	Reporting	11/14/23	0.5	\$675.00	\$337.50	Meeting w/ J Ringelstein re: October financial statement drafts
Jake Ringelstein	Reporting	11/15/23	0.8	\$350.00	\$280.00	Review of complete October MOR drafts with M. Podgains
Jake Ringelstein	Reporting	11/15/23	0.6	\$350.00	\$210.00	Revisions applied to October income statements and balance sheets based on discussion w/ M Podgains
Mark Podgains	Reporting	11/15/23	0.8	\$675.00	\$540.00	Meeting w/ J Ringelstein re: review of October MOR drafts
Jake Ringelstein	Reporting	11/16/23	2.8	\$350.00	\$980.00	Completed draft forms for the five Urban Commons entities
Jake Ringelstein	Reporting	11/16/23	0.6	\$350.00	\$210.00	Formatting October MOR income statement, balance sheet, and cash flow statement into PDFs for MOR reporting
Mark Podgains	Reporting	11/28/23	1.4	\$675.00	\$945.00	Complete MOR forms for October for 5 debtors and send to counsel for filing
	Reporting Total		10.9		\$4,692.50	
	Grand Total		32.8		\$19,475.00	